

SNAPSHOT of HOME Program Performance--As of 09/30/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Jefferson County

State: CO

PJ's Total HOME Allocation Received: \$6,990,578

PJ's Size Grouping*: C

PJ Since (FY): 1994

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*			
					Group	C	Overall	
				PJs in State: 11				
<u>Program Progress:</u>								
% of Funds Committed	100.00 %	96.71 %	1	94.94 %	100	100		
% of Funds Disbursed	89.31 %	90.03 %	8	84.35 %	60	63		
Leveraging Ratio for Rental Activities	7.45	7.85	1	4.59	100	100		
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	93.12 %	1	81.38 %	100	100		
% of Completed CHDO Disbursements to All CHDO Reservations***	81.34 %	73.05 %	7	68.05 %	66	70		
<u>Low-Income Benefit:</u>								
% of 0-50% AMI Renters to All Renters	68.84 %	82.76 %	11	79.65 %	20	18		
% of 0-30% AMI Renters to All Renters***	46.58 %	46.58 %	5	44.76 %	51	53		
<u>Lease-Up:</u>								
% of Occupied Rental Units to All Completed Rental Units***	99.83 %	97.19 %	6	94.31 %	56	63		
<u>Overall Ranking:</u>				In State:	4 / 11	Nationally:	79	81
<u>HOME Cost Per Unit and Number of Completed Units:</u>								
Rental Unit	\$4,923	\$17,032		\$25,245	584	Units	60.30	%
Homebuyer Unit	\$7,656	\$6,909		\$14,395	302	Units	31.20	%
Homeowner-Rehab Unit	\$12,950	\$19,316		\$20,186	2	Units	0.20	%
TBRA Unit	\$2,806	\$2,618		\$3,142	81	Units	8.40	%

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (297 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Jefferson County CO

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$36,764	\$97,477	\$12,950
State:*	\$77,928	\$84,598	\$19,933
National:**	\$88,539	\$71,594	\$22,853

CHDO Operating Expenses:
(% of allocation)

PJ: 3.2 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.94

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	63.8	65.5	100.0	74.1
Black/African American:	5.8	2.7	0.0	8.6
Asian:	3.1	0.0	0.0	0.0
American Indian/Alaska Native:	0.5	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.3	0.0	0.0	0.0
Asian and White:	0.2	0.0	0.0	0.0
Black/African American and White:	0.7	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.5	5.8	0.0	0.0
Asian/Pacific Islander:	0.0	0.7	0.0	0.0

ETHNICITY:

Hispanic	25.0	25.3	0.0	17.3
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HOUSEHOLD SIZE:

1 Person:	27.3	20.1	0.0	11.1
2 Persons:	20.1	15.4	0.0	23.5
3 Persons:	24.2	24.6	100.0	42.0
4 Persons:	12.9	15.7	0.0	8.6
5 Persons:	9.3	17.7	0.0	3.7
6 Persons:	3.9	5.1	0.0	3.7
7 Persons:	1.2	0.3	0.0	1.2
8 or more Persons:	1.2	1.0	0.0	6.2

HOUSEHOLD TYPE:

Single/Non-Elderly:	28.1	19.5	0.0	12.3
Elderly:	6.9	0.3	0.0	0.0
Related/Single Parent:	47.0	43.0	100.0	72.8
Related/Two Parent:	11.1	30.0	0.0	14.8
Other:	6.9	7.2	0.0	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	24.0	1.0 [#]
HOME TBRA:	4.6	
Other:	5.0	
No Assistance:	66.4	

of Section 504 Compliant Units / Completed Units Since 2001 185

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

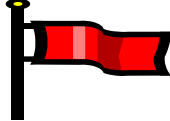
Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



HOME PROGRAM SNAPSHOT WORKSHEET - RED FLAG INDICATORS

Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Jefferson County State: CO Group Rank: 79
 State Rank: 4 / 11 PJs (Percentile)
 Summary: 1 / Of the 5 Indicators are Red Flags Overall Rank: 81
 (Percentile)

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.30%	81.34	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	68.84	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.50%	99.83	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.060	1.35	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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